

**FINAL**

**ENVIRONMENTAL ASSESSMENT**

**FOR**

**PROPERTY TRANSFER TO**

**CHEYENNE REGIONAL MEDICAL CENTER**

**F.E. WARREN AIR FORCE BASE, WYOMING**

Prepared by



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**May 20, 2013**

| Report Documentation Page                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                     |                                                           | Form Approved<br>OMB No. 0704-0188                  |                                 |
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DEPARTMENT OF THE AIR FORCE  
90TH MISSILE WING (AFGSC)

MEMORANDUM FOR RECORD

08 JUL 2013

FROM: 90 MW/CC

SUBJECT: Final Finding of No Significant Impact for the Proposed Property Transfer to the  
Cheyenne Regional Medical Center

1. Public Law 111-84, National Defense Authorization Act for Fiscal Year 2010 directed the United States Air Force to convey a parcel of land from F. E. Warren Air Force Base (FEW) to the Laramie County for use as a regional healthcare facility to support the local community.

2. Pursuant to 40 CFR §1508.13 and 32 CFR §989 (Air Force Environmental Impact Analysis Process), federal agencies shall complete an Environmental Assessment (EA) and, if appropriate, document that the action will not have a significant effect on the environment through a Finding of No Significant Impact (FONSI). FEW completed an EA for the proposed action. This EA, attached and incorporated by reference in this finding, considers the potential impacts of the proposed actions on the natural and human environment.


3. I conclude the proposed action does not constitute a major federal action significantly affecting the quality of the human environment when considered individually or cumulatively in the context of the referenced Act, including both direct and indirect impacts. Therefore, an Environmental Impact Statement (EIS) is not required. My decision to approve the proposed action is based upon the following:

a. FEW offered the public an opportunity to comment on the proposed action in accordance with 32 CFR §989.24. FEW received no objections from the public.

b. On 2 January 2013, the Wyoming Game and Fish Department stated they had no objections to the proposed land transfer.

c. On 30 April 2013, the Wyoming State Historic Preservation Office reviewed the EA and associated cultural resources survey and concurred with our determination that no historic properties, as defined by 36 CFR §800.16, will be affected by the proposed action.

4. The point of contact for this EA is Mr. Travis Beckwith, NEPA Coordinator for FEW. He can be reached at (307) 773-3667 or via e-mail at [travis.beckwith@us.af.mil](mailto:travis.beckwith@us.af.mil).

  
TRACEY L. HAYES, Colonel, USAF  
Commander

Attachment:  
Final Environmental Assessment

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## **LIST OF ACRONYMS**

|       |                                                                           |
|-------|---------------------------------------------------------------------------|
| AFB   | Air Force Base                                                            |
| AFI   | Air Force Instruction                                                     |
| APE   | Area of Potential Effect                                                  |
| APZ   | Accident Potential Zone                                                   |
| CAA   | Clean Air Act                                                             |
| CEQ   | Council on Environmental Quality                                          |
| CFR   | Code of Federal Regulations                                               |
| CRMC  | Cheyenne Regional Medical Center                                          |
| DoD   | Department of Defense                                                     |
| EA    | Environmental Assessment                                                  |
| EO    | Executive Order                                                           |
| EPA   | US Environmental Protection Agency                                        |
| EUL   | Enhanced Use Lease                                                        |
| FEMA  | Federal Emergency Management Agency                                       |
| FY    | Fiscal Year                                                               |
| IICEP | Interagency and Intergovernmental Coordination for Environmental Planning |
| INRMP | Integrated Natural Resources Management Plan                              |
| NAAQS | National Ambient Air Quality Standards                                    |
| NEPA  | National Environmental Policy Act                                         |
| NRCS  | Natural Resources Conservation Service                                    |
| NRHP  | National Register of Historic Places                                      |
| SHPO  | State Historic Preservation Office                                        |
| TCE   | Trichloroethylene                                                         |
| USAF  | US Air Force                                                              |
| USC   | US Code                                                                   |
| USDA  | US Department of Agriculture                                              |

## **1.0 OVERVIEW**

### **1.1 Introduction**

The US Air Force (USAF) is proposing the transfer of land at F.E. Warren Air Force Base (AFB, or Base) to the Cheyenne Regional Medical Center (CRMC) in Cheyenne, Wyoming for the purpose of future development of medical facilities. The property proposed for transfer is located in the southeast corner of F.E. Warren AFB, south of Happy Jack Road, just east of the intersection of Happy Jack Road and Old Happy Jack Road (see Figure 1, Appendix A).

### **1.2 Purpose and Need For Action**

The *purpose* for the Proposed Action is the disposal of excess land at F.E. Warren AFB. The property proposed for transfer is underutilized by the Base and has been declared as excess land. The Department of Defense (DoD) Directive 4165.06, *Real Property* (18 November 2008), implemented by Air Force Instruction (AFI) 32-9004, directs the USAF to dispose of property that is no longer required for current or projected defense requirements (paragraph 4.5 of DoD Directive 4165.06).

The *need* for the Proposed Action is required compliance with AFI 32-9004. Federal agencies have been directed by DoD to dispose of excess land for a variety of reasons, primarily to reduce excess burden on government agencies and taxpayers. The transfer of land from government holding can lead to additional real estate on property tax rolls and making land accessible to meet property needs of other public agencies and private enterprises, and/or add to the assessed value of public taxing bodies. Disposal of excess land is used to support property uses that benefit the community as a whole, such as development of healthcare or educational facilities, retention of historic monuments, beautification projects, or recreational improvements.

Special legislation has been passed to allow the USAF to convey this land parcel to the County of Laramie, Wyoming for the sole purpose of development of healthcare facilities (Section 2863 of Public Law 111-84, National Defense Authorization Act for Fiscal Year 2010). CRMC is owned and managed by Laramie County. The proposed land transfer would facilitate future development by the CRMC, enabling future expansion and development of regional healthcare facilities to support medical needs of the growing regional community.

### **1.3 Scope of the Environmental Assessment**

This Environmental Assessment (EA) is required by the Air Force Environmental Impact Analysis Process (32 Code of Federal Regulations [CFR] 989), National Environmental Policy Act (NEPA; Public Law 91-190), Council on Environmental Quality (CEQ) Regulations (40 CFR Parts 1500-1508), and AFI 32-7061, *Environmental Impact Analysis Process* (2003).

This EA will address the full breadth of potential environmental, cultural, and socioeconomic impacts associated with implementation of the Proposed Action. The geographic area addressed will include the Proposed Action site and immediately surrounding environs. In addition, this EA will identify management measures to prevent or minimize environmental impact.

## **2.0 DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES**

### **2.1 Introduction**

The subject property on F.E. Warren AFB proposed for transfer to the CRMC has been underutilized by the Base and has been declared as excess land. DoD Directive 4165.06 requires USAF to dispose of unused property. The USAF can meet this directive through special legislation that has been passed to allow this property to be conveyed to the County of Laramie for the sole purpose of development of healthcare facilities (Section 2863 of Public Law 111-84, National Defense Authorization Act for Fiscal Year 2010).

The subject property does not currently support permanent facilities and is used only for temporary purposes. Characteristics of the property include the following:

- Semi-improved parking area, used temporarily during Cheyenne Frontier Days;
- Overhead lighting poles in semi-improved parking area;
- Utility easements, including electricity, drinking water, wastewater, and natural gas; and
- Location outside of secured Base area (i.e., outside Base perimeter fencing) and outside of Base access gates.

The subject property consists of two adjacent land segments (Figure 1). Laramie County currently owns most of the land between the two segments of the subject property, referred to as Nob Hill, with the intent to develop the area for healthcare facilities (Figure 1).

### **2.2 Proposed Action**

The Proposed Action is the transfer of 75.27 acres of USAF-owned land at F.E. Warren AFB to the CRMC for the purpose of future development of medical facilities. The proposed land transfer would enable the USAF to dispose of excess land as mandated by AFI 32-9004 and would provide funding that could be used to support future priority projects at the Base. Further, the Proposed Action would provide the CRMC additional land for future expansion of operations and would, in the future, enable the CRMC to provide a higher level of medical care for the community and region and would provide a medical facility in close proximity to the Base for use by active duty and retired airmen.

### **2.3 Alternative Selection Criteria**

The range of reasonable alternatives considered in this Description of Proposed Action and Alternatives is limited to those alternatives that would satisfy the purpose and need for the Proposed Action as described in Section 1.2. Reasonable alternatives must also meet essential technical and economic threshold requirements to ensure that each alternative is environmentally sound, economically viable, and compliant with governing standards and regulations. Alternative selection criteria identified for this Proposed Action include the following:



### 2.3.1 Base and USAF Compliance with AFI 32-9004

The DoD Directive 4165.06, implemented by AFI 32-9004, directs the disposal of unused property on DoD land. The proposed transfer of excess land on F.E. Warren AFB must meet the requirements mandated by AFI 32-9004.

### 2.3.2 Compliance with Barrasso Amendment to National Defense Authorization Act for Fiscal Year 2010

The Barrasso Amendment 5393 of the 110th Congress, 2nd Session, to Section 2863 of Public Law 111-84, National Defense Authorization Act for Fiscal Year (FY) 2010 allows the USAF to convey this land parcel on F.E. Warren AFB to the County of Laramie for the purpose of healthcare facility development. The proposed land transfer as described in this document must meet the requirements set forth by this legislation. If the USAF identifies what is deemed as a more suitable entity for the land transfer, the transfer of property to that entity will require Congressional approval.

### 2.3.3 Maintenance of Land Use Compatibility

Management plans and land use zoning regulations determine the type and extent of land use allowable in specific areas. Development on F.E. Warren AFB must occur in a manner that maintains compatibility with the military mission. The USAF at F.E. Warren AFB works with local planning committees to facilitate land use compatibility and minimize encroachment upon the installation. To support land use compatibility, the USAF would endeavor to transfer excess property to entities whose development plans are consistent with operations at the installation and its military mission.

## 2.4 Alternatives

Alternative project approaches to implement the Proposed Action were identified and evaluated. Three alternatives were identified, including the No-Action Alternative (which, under NEPA, is an alternative requiring analysis). The adequacy of each alternative for satisfying the project's objectives was evaluated, and a summary of those evaluations is provided in the following sections.

**Table 1. Satisfaction of Selection Criteria by Alternatives**

| Alternative                                               | Base and USAF Compliance with AFI 32-9004 | Compliance with National Defense Authorization Act for FY 2010 | Maintenance of Land Use Compatibility |
|-----------------------------------------------------------|-------------------------------------------|----------------------------------------------------------------|---------------------------------------|
| Alternative A – No Action                                 |                                           |                                                                | ✓                                     |
| Alternative B – Transfer Through Sale of Property to CRMC | ✓                                         | ✓                                                              | ✓                                     |
| Alternative C – Leasing of Property to CRMC               |                                           |                                                                | ✓                                     |

#### **2.4.1 Alternative A – No Action**

Under Alternative A, the No Action Alternative, the USAF would not transfer ownership of the 75.27 acres of land on F.E. Warren AFB to CRMC. The USAF would maintain ownership of declared excess land. No changes to existing infrastructure on the subject property would occur and conditions would remain as described in Section 2.1. Alternative A meets only one of the selection criteria, *Maintenance of Land Use Compatibility*.

#### **2.4.2 Alternative B – Transfer Through Sale of Property to CRMC**

Alternative B entails the transfer of ownership of 75.27 acres of F.E. Warren AFB through the sale of the subject property to the CRMC. Legislation requires the land be developed for healthcare purposes if it is sold by the USAF. Alternative B meets all three selection criteria described in Section 2.3.

Land development activities would be funded by CRMC; no federal funds would be used for development of facilities on the subject property. CRMC does not have immediate plans to develop the subject property; the land will be used by CRMC for expansion during the next 30 years to provide capacity for projected additional healthcare demands. Development of the property by CRMC would likely include in-patient and out-patient facilities, parking areas, and a helipad. Local access to the property by personal and ambulatory vehicles would be reconfigured as facilities are developed. Development of the property would occur in conjunction with adjacent County-owned property (see Figure 1, Appendix A). The Proposed Action would not affect Base access gates or roadways, and no new access from the subject property onto Base is foreseen. Construction on the property would be consistent with USAF building height and setback restrictions given the proximity to F.E. Warren AFB and its existing helicopter flight paths.

Development of new healthcare facilities in close proximity to the Base would provide a significant benefit to the Base as well as to the local/regional military and non-military community. Transfer of the subject property to CRMC for development of healthcare facilities would maintain compatible land use with Base operations, including helicopter flight paths, and would therefore maintain compatibility with the military mission at F.E. Warren AFB.

In addition to meeting the DoD Directive to dispose of unused property, the sale of this property would benefit the USAF by providing funds to advance the implementation of high priority projects at F.E. Warren AFB.

#### **2.4.3 Alternative C – Leasing of Property to CRMC**

Alternative C entails leasing the 75.27 acres of land on F.E. Warren AFB to the CRMC through an enhanced use lease (EUL). The CRMC would lease the subject property to develop additional healthcare facilities to provide capacity to meet projected healthcare demands. Alternative C only meets one of the selection criteria, *Maintenance of Land Use Compatibility*. Similar to Alternative B, implementation of Alternative C would result in development of healthcare facilities in close proximity to the Base. Development of healthcare facilities would be the same as that described for Alternative B.

## **2.5 Alternatives Considered but Not Carried Forward**

### **Alternative C – Leasing of Property to CRMC**

Leasing the subject property through an EUL was originally considered but eliminated because an EUL does not comply with DoD Directive 4165.06 or AFI 32-9004 on disposing of excess property.

### **3.0 AFFECTED ENVIRONMENT**

This section of the EA describes relevant existing environmental conditions at the subject property and surrounding environment. Baseline data were compiled from consultation with base personnel, queries of resource-specific databases, and previous environmental and planning documents prepared by or for nearby local municipalities and federal agencies.

Resource areas evaluated in this EA include: air quality; land use; noise; geological resources; biological resources; water resources; cultural resources; hazardous materials, hazardous waste, and solid waste; infrastructure; transportation and circulation; socioeconomics; and environmental justice and protection of children.

Safety was not evaluated because the subject property is located outside of accident potential zones (APZs) for helicopter operations on base. Compatible land use areas currently surround the APZs and no land use incompatibilities currently occur. Therefore, no impacts to safety are anticipated and are not further evaluated in this EA.

Visual effect (aesthetics) is an environmental factor considered under NEPA. Visual resources are defined as the natural and manufactured features that form the aesthetic qualities of an area. A visual resources assessment requires the identification of visually sensitive locations based on visual quality, uniqueness, cultural significance and/or viewer sensibility and evaluation of potential impacts in relation to the proposed action. The integrities of setting, feeling, and association have already been compromised near the project area by freeway, county road, school, parking lot, and subdivision development. Applying these assessment criteria, the surrounding landscape of the subject property is considered of “common or average diversity of interest” and has a low to no degree of sensibility (i.e., little or no indication that the affected views are valued by the public). As such, the landscape does not qualify as a visually sensitive location and requires no further evaluation.

#### **3.1 Air Quality**

Air quality in a given location is determined by the concentrations of various pollutants in the atmosphere. National Ambient Air Quality Standards (NAAQS) are established by the US Environmental Protection Agency (EPA) under the Clean Air Act (CAA) for air pollutants considered harmful to human health and the environment. Primary NAAQS set limits to protect public health, including sensitive populations such as children, the elderly, and individuals suffering from respiratory disease, with an adequate margin of safety. Secondary NAAQS set limits to protect public welfare, including protection against decreased visibility, damage to animals, crops, vegetation, and buildings. A geographic area that meets or exceeds the primary NAAQS is called an *attainment* area; geographic areas not in compliance with any of the NAAQS can be declared *nonattainment* areas by EPA or the appropriate state or local agency.

Laramie County is designated as an attainment area for all criteria air pollutants (F.E. Warren AFB 2011, 2012; Wyoming Department of Environmental Quality 2012). The subject property is currently minimally developed (e.g., unpaved parking area, utility connections) and generates no regulated air emissions.

### **3.2 Land Use**

On-base land use is described in the F.E. Warren AFB *Integrated Natural Resources Management Plan* (INRMP) (F.E. Warren AFB 2006). Existing off-base land use and zoning is described in the *Laramie County Comprehensive Plan* (Laramie County 2001). The *West Cheyenne Plan* indicates proposed land use in the vicinity of the subject property as mixed use/urban reserve and community business (Cheyenne Metropolitan Planning Organization 2003).

The subject property is currently zoned for military use; immediately adjacent properties are low-density residential and agricultural. Laramie County owns most of the land between the two segments of the subject property, with the exception of a home in the northern portion of Nob Hill (private ownership; Figure 1). The subject property is currently used to provide parking for Frontier Days for approximately ten days per year and has been used in that manner for approximately ten years.

### **3.3 Noise**

Major sources of noise on F.E. Warren AFB include local on-base motor vehicle traffic, grounds maintenance activities, base helicopter operations, vehicular traffic on adjacent Interstate 25, and fixed-wing aircraft operating from the Cheyenne Regional Airport, which is located approximately 1 mile east of the base. Helicopter operations are located in the southern portion of the base and have a limited noise impact on the rest of the base and are consistent with those of the surrounding noise environment, which includes the Cheyenne Regional Airport.

### **3.4 Geological Resources**

A description of geology, soils, and topography of the Base in general is provided in the INRMP (F.E. Warren AFB 2006). The subject property is characterized by relatively flat terrain with a low-lying area along Crow Creek. The property is surrounded by gently rolling hills to the south and east of the site; an area referred to as Nob Hill lies between the two segments of the subject property to the south. Soils on the property are classified in the soil survey for Laramie County, Western Part (US Department of Agriculture [USDA] Natural Resources Conservation Service [NRCS] 2007). No soils on the property are classified as prime farmland (USDA NRCS 2007). Soils associated with Crow Creek, on the easternmost portion of the property, are classified as partially hydric soils (USDA NRCS 2007). F.E. Warren AFB is located in Seismic Zone 1, which indicates a minor seismic event probability (F.E. Warren AFB 2012).

### **3.5 Biological Resources**

A general description of the vegetation, wildlife species, threatened and endangered species and noxious weed species occurring on Base is provided in the INRMP (F.E. Warren AFB 2006). The subject property consists primarily of disturbed grassy areas and paved/gravel areas. Limited riparian corridor and associated wetland habitat occurs along Crow Creek on the easternmost portion of the property. No threatened or endangered species are known to occur on or adjacent to the property.

**Vegetation.** Vegetation on the subject property can be classified into four types: mixed grassland/gravel breaks, crested wheatgrass, wet meadow (riparian zones), and urban/other (F.E. Warren AFB 2006). The majority of the property is characterized as mixed grassland/gravel breaks, which includes mixed-shortgrass prairie grasslands and gravel areas such as the semi-improved parking areas. Commonly encountered shortgrass prairie species on Base include blue grama (*Bouteloua gracilis*), western wheatgrass (*Elymus smithii*), and needle-and-thread grass (*Stipa comata*) (F.E. Warren AFB 2011). Some areas are dominated by planted crested wheatgrass (*Agropyron cristatum*) and are typically found in previously disturbed areas such as parking areas and former training sites. Riparian zones along Crow Creek are dominated by tall shrubs of coyote willow (*Salix exigua*) with scattered cottonwood (*Populus deltoides*) and occasional peachleaf willow (*Salix amygdaloides*), green ash (*Fraxinus pennsylvanica*), boxelder (*Acer negundo*), and introduced Russian olive (*Elaeagnus angustifolia*) (F.E. Warren AFB 2006). Urban/other vegetation type refers to vegetation adjacent to and including paved surfaces and roadways such as Happy Jack and Old Happy Jack roads adjacent to the property.

**Wildlife.** Wildlife species that occur on Base are those species common to the mixed shortgrass prairie habitat occurring throughout the region; a complete listing of species known, suspected, or potentially occur on F.E. Warren AFB are provided in the INRMP (F.E. Warren AFB 2006).

**Threatened and Endangered Species.** Two species listed as threatened under the Endangered Species Act of 1973 are known to inhabit riparian areas on F.E. Warren AFB: Preble's meadow jumping mouse (*Zapus hudsonius preblei*) and Colorado butterfly plant (*Gaura neomexicana coloradensis*) (F.E. Warren AFB 2006). Populations of these species are monitored on an annual basis; neither species is known to occur on the subject property (F.E. Warren AFB 2006). Descriptions of these species and their habitat are provided in the F.E. Warren AFB INRMP (2006).

**Noxious Weeds.** Noxious weeds are undesirable plant species that are not native to the area in which they occur and that can directly or indirectly cause harm to crops, other useful plants, livestock, fish and wildlife resources, or other facets of agriculture such as irrigation (as defined in the Federal Noxious Weed Act of 1974). Several noxious weeds are known to occur along Crow Creek and have the potential to occur on the subject property: Canada thistle (*Cirsium arvense*), leafy spurge (*Euphorbia esula*), Dalmation toadflax (*Linaria dalmatica*), and common hound's tongue (*Cynoglossum officinale*); field bindweed (*Convolvulus arvensis*) may occur in open grassy areas on the subject property (F.E. Warren AFB 2006). The F.E. Warren AFB *Integrated Pest Management Plan*, an operational component of the INRMP (2006), provides additional information on noxious weeds on Base and various control methods.

### 3.6 Water Resources

A general description of the hydrology, groundwater, surface waters, and wetlands on Base is provided in the INRMP (F.E. Warren AFB 2006). A wetland inventory was performed in 2004 and provides additional information on wetlands on F.E. Warren AFB (Smith Environmental, Inc. 2004).

**Groundwater.** Depth to groundwater throughout the base is shallow, but generally exceeds 5 feet (F.E. Warren AFB 2012). Groundwater within the area in which the property is located is 12 to 16 feet below ground surface.

**Surface Waters.** Crow Creek flows from northwest to southeast across the easternmost portion of the property, entering the area through a culvert under Happy Jack Road (Figure 1). It is a perennial stream characterized by a meandering sand and gravel bed channel (F.E. Warren AFB 2006). Crow Creek originates in the Laramie Mountains, flows southeast to the Base, and ultimately connects to the South Platte River approximately 10 miles east of Greeley, Colorado (F.E. Warren AFB 2006).

**Floodplains.** A 100-year floodplain associated with Crow Creek occurs on the easternmost portion of the property (Federal Emergency Management Agency [FEMA] 2007a, b) (Figure 1). Floodplains on F.E. Warren AFB are protected under Executive Order (EO) 11988, *Floodplain Management*, given their location on federally managed land.

**Wetlands.** Based on results from a basewide wetland delineation, isolated wetlands occur within the subject property (Smith Environmental, Inc. 2004). Although considered nonjurisdictional under the Clean Water Act, these wetlands are currently protected by EO 11990, *Protection of Wetlands*, because they occur on federally managed land. In addition, these wetland areas are covered by the Wyoming Wetlands Act.

Approximately 1.75 acres or less of wetlands occur on the subject property based on data provided in the basewide wetland delineation (Smith Environmental, Inc. 2004). These wetlands have been classified into five categories, all of which are palustrine in nature (Table 2). *Palustrine* refers to a wetland system dominated by trees, shrubs, persistent emergent plant species, and/or emergent mosses or lichens. *Emergent* refers to a site dominated by hydrophytic grass, sedge, rush, and forb herbaceous plant species; *scrub-shrub* refers to sites dominated by generally hydrophytic shrub species such as sandbar willow (*Salix exigua*) or strapleaf willow (*S. ligulifolia*), in the case of the subject property (Smith Environmental, Inc. 2004).

**Table 2. Wetland Areas on Subject Property**

| Wetland Type          | Palustrine Emergent | Palustrine Emergent | Palustrine Emergent | Palustrine Scub-Shrub                        | Palustrine Scub-Shrub                       |
|-----------------------|---------------------|---------------------|---------------------|----------------------------------------------|---------------------------------------------|
| Subclass              | Temporarily flooded | Seasonally flooded  | Permanently flooded | Needle-leaved Deciduous; Temporarily flooded | Needle-leaved Deciduous; Seasonally flooded |
| Acreage (approximate) | 0.49                | 0.43                | 0.02                | 0.07                                         | 0.74                                        |

Source: Smith Environmental, Inc. 2004

### 3.7 Cultural Resources

Cultural resources include archaeological, architectural, and traditional cultural resources. Archaeological resources include areas where prehistoric or historic activity measurably altered the environment or deposits of physical remains (e.g., arrowheads, bottles) discovered therein. Architectural resources include standing buildings, districts, bridges, dams, and other structures

of historic or aesthetic significance. Traditional cultural resources can include archaeological resources, structures, neighborhoods, prominent topographic features, habitats, plants, animals, and minerals that Native Americans or other groups consider essential for the persistence of traditional culture. The term *historic properties* refers to cultural resources that meet specific criteria for eligibility for listing on the National Register of Historic Places (NRHP) by examining the property's age, integrity, and significance. Historic properties may be eligible for nomination to the NRHP if they are at least 50 years old and possess integrity of location, design, setting, materials, workmanship, feeling, and association.

The principal federal law addressing cultural resources is the National Historic Preservation Act. The regulations, commonly referred to as the Section 106 process, describe the procedures for identifying and evaluating historic properties, assessing the effects of federal actions on historic properties, and consulting to avoid, reduce, or minimize adverse effects. As part of the Section 106 process, agencies are required to consult with the State Historic Preservation Office (SHPO). SHPOs have responsibility for surveying and recognizing historic properties, reviewing undertakings for impacts to cultural resources, and supporting federal organizations, state and local governments, and the private sector in compliance of the Act.

Early Section 106 consultation resulted in the Wyoming SHPO concurrence that “if research shows that portions of the property have not been surveyed, then a cultural resources survey would need to be conducted for those areas that have not been previously surveyed” (Beadles of SHPO to Beckwith of AFB, 4 October 2012).

The project area was surveyed as a result of the early Section 106 consultation, resulting in the report *A Cultural Resource Inventory of the F. E. Warren Air Force Base 75.27 Acre Land Transfer to Cheyenne Regional Medical Center, Laramie County, Wyoming* (McKetta 2013). Three previously recorded sites were identified during background research for the report. Historic Happy Jack Road (48LA541) and the Cheyenne Depot (48LA106) were determined eligible for inclusion on the NRHP with SHPO concurrence under Criterion A (event). Both sites were updated and both updates found the portions of the historic properties within the Area of Potential Effects (APE) to be noncontributing elements to the eligibility of the sites. The other previously recorded site was determined to be non-eligible and outside of the project area. No new sites or isolated resources were located within the project area. The SHPO concurred with the project effect determination of no historic properties affected (Currit of SHPO to Beckwith of AFB, 30 April 2013).

### **3.8 Hazardous Materials, Hazardous Waste, and Solid Waste**

Hazardous materials are used on F.E. Warren AFB; residues from these materials are collected at satellite accumulation points. Hazardous wastes are transferred from the satellite accumulation points to the base's Hazardous Waste Characterization Site (Building 944) where they are categorized and prepared for shipment (F.E. Warren 2012). Several 180-day hazardous waste storage buildings are located on base where hazardous wastes are held for shipment (F.E. Warren 2012).

The subject property is minimally developed (e.g., unpaved parking area, utility connections) and generates no hazardous wastes. No active solid wastes landfills occur on or are managed at F.E. Warren AFB. Solid waste is collected, weighed, and transported to the City of Cheyenne



landfill for disposal. A trichloroethylene (TCE) plume associated with Landfill 3 extends under a small area in the northwestern portion of the subject property. Landfill 3 is no longer an active landfill and is located northwest of the subject property (Figure 1). Several monitoring wells for Landfill 3 are located within the subject property to monitor the TCE plume. No other hazardous material or waste is known to occur in the subject property.

### **3.9 Infrastructure**

The subject property has water, electric, natural gas, and telephone utilities easements on the property or installed nearby. No sanitary sewer service exists on the subject property; however, there is an existing city sewer line south of the subject property. Overhead lighting located in the parking area is used by the City of Cheyenne for Frontier Days parking.

### **3.10 Transportation and Circulation**

The subject property is minimally developed and is not used by local traffic. A parking area on the property is used by the City of Cheyenne for parking ten days of the year during Frontier Days. The north side of the property lies adjacent to Happy Jack Road, which is used as a missile transport route by F.E. Warren AFB. Happy Jack Road feeds into Missile Road east of the property; the Missile Road interchange with Interstate 25 is located immediately east of the property. A Traffic Memorandum has been prepared for this project and briefly addresses the existing transportation and circulation conditions of the subject property and outlines what future traffic analyses may be required prior to future development of the property (AMEC 2012; see Appendix B).

### **3.11 Socioeconomics**

The proposed action would occur in Laramie County, east of the City of Cheyenne. According to 2010 US Census data, the population of the City of Cheyenne was 59,466 and Laramie County was 91,738 (US Census Bureau 2010a). Population information for the City of Cheyenne, Laramie County, Wyoming, and the United States is provided in Table 3.

Primary employment sectors for Laramie County include educational, health care, and social assistance services (22.8 percent), public administration (14.5 percent), retail trade (14.1 percent), arts, entertainment, recreation, and accommodation/food services (9.2 percent), construction (5.9 percent), and manufacturing (5.4 percent) (US Census Bureau 2010b). The Cheyenne-Laramie County Corporation for Economic Development (2012) provides a listing of major employers and their product/service for the county. The top ten employers include: F.E. Warren AFB (Military), State of Wyoming (Government Services), Laramie County School District #1 (Education K-12), other Federal Government (Government Services), CRMC (Health Care), Wyoming National Guard (Military), Sierra Trading Post (Outlet Catalog/Retail), City of Cheyenne (Government Services), Veterans Affairs Medical Center (Health Care), and Union Pacific Railroad (Transportation, Rail).

According to the 2010 US Census, 9.3 percent of all individuals in Cheyenne were living below the poverty level (US Census Bureau 2010b). This is less than Laramie County (9.6 percent), Wyoming (9.8 percent), as well as the US (13.8 percent). The per capita income in Cheyenne was \$27,107, as compared to the US average of \$27,334. Cheyenne's unemployment rate was

5.9 percent in August 2012, which is slightly more than that for Wyoming (5.7 percent in August 2012), and less than the national rate of 7.8 percent for September 2012 (Bureau of Labor Statistics 2012a, b, c).

**Table 3. Population Totals and Percentages by Race for the City of Cheyenne, Laramie County, Wyoming, and the United States**

|                                               | <b>City of<br/>Cheyenne</b> | <b>Laramie<br/>County</b> | <b>State of<br/>Wyoming</b> | <b>United States</b>   |
|-----------------------------------------------|-----------------------------|---------------------------|-----------------------------|------------------------|
| Total Population                              | 59,466                      | 91,738                    | 563,626                     | 311,591,917            |
| White <sup>1</sup>                            | 51,999<br>(87.4%)           | 81,205<br>(88.5%)         | 511,279<br>(90.7%)          | 223,553,265<br>(72.4%) |
| Black or African<br>American                  | 1,715<br>(2.9%)             | 2,248<br>(2.5%)           | 4,748<br>(0.8%)             | 38,929,319<br>(12.6%)  |
| American Indian and<br>Alaska Native          | 570<br>(1.0%)               | 878<br>(1.0%)             | 13,336<br>(2.4%)            | 2,932,248<br>(0.9%)    |
| Asian                                         | 732<br>(1.2%)               | 976<br>(1.1%)             | 4,426<br>(0.8%)             | 14,674,252<br>(4.8%)   |
| Native Hawaiian and<br>Other Pacific Islander | 118<br>(0.2%)               | 142<br>(0.2%)             | 427<br>(0.1%)               | 540,013<br>(0.2%)      |
| Other Race                                    | 2,380<br>(4.0%)             | 3,478<br>(3.8%)           | 17,049<br>(3.0%)            | 19,107,368<br>(6.2%)   |
| Two or more races                             | 1,952<br>(3.3%)             | 2,811<br>(3.1%)           | 12,361<br>(2.2%)            | 9,009,073<br>(2.9%)    |
| Hispanic or Latino of<br>any race             | 8,594<br>(14.5%)            | 11,978<br>(13.1%)         | 50,231<br>(8.9%)            | 50,477,594<br>(16.3%)  |
| Not Hispanic or Latino                        | 50,872<br>(85.5%)           | 79,760<br>(86.9%)         | 513,395<br>(91.1%)          | 268,267,944<br>(83.7%) |

Source: US Census Bureau 2010a

Notes: <sup>1</sup>Race and ethnicity are considered as different categories according to the US Census. White is considered a race, while Hispanic/Latino is considered an ethnicity. Since respondents were able to select one or more races, some tabulation approaches provide tallies for each of the races. These are tallies of responses rather than respondents. They are called the *alone or in combination* totals. For example, people who reported "White and Asian" were counted both in the "White alone or in combination" population and also in the "Asian alone or in combination" population. Consequently, the sum of the *alone or in combination* groups will be greater than the *total* population.

Local socioeconomic receptors located nearest to the Proposed Action site include residential areas and Swan Ranch and Cheyenne Logistics Hub. Additional local socioeconomic receptors within and near the City of Cheyenne include Cheyenne Regional Airport, Laramie County Community College, Cheyenne Regional Medical Center, and several schools and churches.

### 3.12 Environmental Justice and Protection of Children

The Proposed Action has been evaluated based on EO 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, and EO 13045, *Protection of Children from Environmental Health and Safety Risks*, to ensure that no minority or low-income populations and areas supporting or frequented by concentrated populations of children are disproportionately affected by implementation of the Proposed Action or alternatives.

Approximately 14.5 percent of the population of the City of Cheyenne is Hispanic or Latino (it should be noted that persons of Hispanic origin may be of any race) (US Census Bureau

2010a). In addition, approximately 24 percent of the city's population is under the age of 18 (US Census Bureau 2010a). According to the 2010 US Census, the percentage of the city's population living below poverty level was 9.3 percent, less than that for Laramie County, the state of Wyoming, or the US (US Census Bureau 2010b).

## **4.0 ENVIRONMENTAL CONSEQUENCES**

This section evaluates the direct and indirect environmental consequences for each resource area evaluated in Section 3.0 that could result from implementation of Alternative A (no action) or B (property transfer). Cumulative impacts resulting from implementation of Alternative B in conjunction with anticipated future actions occurring in the project vicinity are also briefly discussed under each resource area. Anticipated future actions include development of medical facilities on the subject property and the following actions in the general vicinity: a proposed 16-mile pedestrian/bicycle path (as described in the West Cheyenne Plan [Cheyenne Metropolitan Planning Organization 2003]) that may border the eastern side of the subject property; development of Swan Ranch (including the Cheyenne Logistics Hub); development of North Range Business Park; and operation of the National Center for Atmospheric Research Wyoming Supercomputer Center.

### **4.1 Resource Impacts – Alternative A**

Under Alternative A, no action would occur. The USAF would not transfer ownership of the 75.27 acres of land on F.E. Warren AFB to CRMC; USAF would maintain ownership of declared excess land. Environmental resource conditions would remain as described in each subsection of Section 3.0.

### **4.2 Resource Impacts – Alternative B**

Implementation of Alternative B would result in the transfer of ownership of 75.27 acres of F.E. Warren AFB through the sale of the subject property to the CRMC.

#### **4.2.1 Air Quality**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no impacts to air quality. The property is currently minimally developed (e.g., unpaved parking area, utility connections) and generates no regulated air emissions. Proposed development of medical facilities on the subject property would result in temporary construction emissions. Operation of medical facilities would generate regulated emissions, including those resulting from emergency backup generators and medical helicopter flight operations.

**Cumulative Impacts.** Development of anticipated projects in the vicinity would generate additional construction and operational emissions. Laramie County is currently within attainment for all criteria air pollutants. Given the current air quality of the region and the type of projects anticipated, combined air emissions from the anticipated projects are likely to result in no significant adverse impacts to air quality.

#### **4.2.2 Land Use**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no impacts to land use. Land use immediately surrounding the property is considered compatible with the existing land use and minimal development of the subject property. To support land use compatibility, the USAF at F.E. Warren AFB would endeavor to transfer excess property to entities whose development plans are consistent with continued operations at the installation

and its military mission. Development of the subject property for medical facilities would maintain compatibility with the military mission at F.E. Warren AFB.

**Cumulative Impacts.** Development of anticipated projects in the vicinity that include development of mixed-use industrial and commercial facilities are compatible with the military mission and would result in no significant adverse land use impacts.

#### **4.2.3 Noise**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no impacts to noise. The property is currently minimally developed and contains no noise-generating facilities. Proposed development of medical facilities on the subject property would result in temporary construction-related noise. Operation of medical facilities would generate noise; sources would include periodic emergency vehicle use and helicopter flight operations. Nearby sensitive receptors (e.g., residential areas) in the vicinity are already accustomed to the traffic noise associated with the nearby Interstate 25 and F.E. Warren AFB operations, including helicopter operations. Therefore, the increase in noise from these operations is expected to be insignificant and would be similar in nature to those of adjacent base operations and interstate traffic.

**Cumulative Impacts.** Development of anticipated projects in the vicinity would occur at sufficient distances away and in areas proposed for similar development such that any increases in noise are anticipated to be insignificant and would be consistent with the surrounding environment.

#### **4.2.4 Geological Resources**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no impacts to geological resources, including soils. The property has been previously disturbed and currently consists of minimal development (e.g., unpaved parking area, utility connections). Proposed development of medical facilities on the subject property would result in temporary ground disturbance impacts during construction activities.

**Cumulative Impacts.** Development of anticipated projects in the vicinity would result in temporary ground disturbance during construction activities and are expected to result in no significant adverse impacts to soils and geological resources in the general area.

#### **4.2.5 Biological Resources**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no impacts to biological resources, including vegetation, wildlife, threatened and endangered species, and noxious species. The property is not known to provide high quality grassland/mixed shortgrass prairie habitat for sensitive species or their habitat. Limited riparian habitat occurs along Crow Creek and isolated wetlands on the property. Proposed development of medical facilities on the subject property would include new construction in a previously disturbed area. Construction activities would generate short-term noise and disturbance that could interrupt wildlife behavior patterns during construction, as well as alter habitat that could increase the potential of noxious weeds to inhabit the area. However, no long-term adverse impacts to biological resources are

anticipated if proper habitat protection and noxious weed control measures are implemented during facility design and construction.

**Cumulative Impacts.** Development of anticipated projects in the vicinity would also result in short-term noise and disturbance during construction activities that may interrupt wildlife behavior patterns and alter habitat for wildlife and noxious weeds. Additional development is likely to result in incremental loss of habitat and should be evaluated on a broad scale to incorporate long-term biological resource goals and needs of the region. Through the use of sound, integrated, long-range planning, long-term adverse impacts to biological resources can be minimized.

#### **4.2.6 Water Resources**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no impacts to water resources, including groundwater, surface waters, floodplains, and wetlands. Crow Creek flows through the eastern portion of the property and has an associated 100-year floodplain and isolated wetlands. Pursuant to NEPA, the Proposed Action is subject to requirements described in EO 11988 and EO 11990. Once land has transferred from federal to county ownership, neither EO 11988 nor EO 11990 would apply. The treatment of wetlands would be regulated by provisions of the Clean Water Act and the Wyoming Wetlands Act.

Proposed development of medical facilities on the subject property is anticipated to occur outside of Crow Creek and its floodplain, resulting in no adverse impacts to surface waters or floodplains. Given the location of isolated wetlands on the property, construction activities would likely impact a portion of the isolated wetlands. Depending upon the location of construction, the activities may be subject to portions of the Clean Water Act and coordination with the US Army Corps of Engineers may be required as well as Wyoming Department of Environmental Quality Water Quality Division. Construction of facilities on the property would also introduce impermeable surfaces that may alter surface runoff patterns. Following construction, stormwater runoff of the property would be addressed according to local and state standards.

**Cumulative Impacts.** Development of anticipated projects in the vicinity would be required to coordinate with federal or state agencies if surface waters or wetlands would be impacted by their construction or operation. Other developments in the project vicinity are anticipated to result in no significant adverse impacts to water resources. Through the use of sound, integrated, long-range planning, long-term adverse impacts to water resources can be minimized.

#### **4.2.7 Cultural Resources**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no direct or indirect impacts to historic properties and no further work is recommended. The SHPO concurred with the USAF project effect determination of no historic properties affected (Currit of SHPO to Beckwith of AFB, 30 April 2013).

**Cumulative Impacts.** Development of anticipated projects in the vicinity may require coordination with SHPO to determine potential impacts to cultural resources and minimize long-term adverse impacts.

#### **4.2.8 Hazardous Materials, Hazardous Waste, and Solid Waste**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no adverse impacts on or resulting from hazardous materials, hazardous waste, or solid waste. Due to the presence of the TCE plume in the northwestern portion of the property, the USAF must maintain access to existing monitoring wells on the property. Proposed development of medical facilities on the subject property would result in temporary ground disturbance impacts during construction activities. Site development is likely to be restricted in the area overlying the TCE plume to avoid potential contact with contaminated soils or groundwater. The remaining portion of the property has been minimally developed; therefore, development of those areas is not expected to release hazardous materials. Construction and operation of medical facilities would be executed under current standards – including those regulating the generation, storage, and disposal of any hazardous wastes. As such, these wastes are anticipated to be monitored and controlled in a manner compliant with state and federal regulations.

**Cumulative Impacts.** Development and operation of anticipated projects in the vicinity would also be required to manage hazardous materials and waste and solid waste per state and federal regulations. Therefore, no significant adverse impacts to or resulting from hazardous materials or waste or solid waste are anticipated.

#### **4.2.9 Infrastructure**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no impacts to infrastructure. The property is currently minimally developed and contains an unpaved parking area and utility connections or easements (e.g., water, electric, natural gas, and telephone). Proposed development and operation of medical facilities on the subject property would require additional infrastructure adequate to support a medical center, including connection to the city sanitary sewer line south of the property.

**Cumulative Impacts.** Development of anticipated projects in the vicinity would likely require connection to existing utility lines and would require coordination through local utility and city services. Through the use of sound, integrated, long-range planning, no long-term adverse impacts to infrastructure are anticipated.

#### **4.2.10 Transportation and Circulation**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no impacts to transportation and circulation. F.E. Warren AFB would retain the capability to transport missiles using on-base roads. The property is currently minimally developed and traffic is minimal at the site. The unpaved parking area is heavily utilized for ten days per year during Frontier Days. Proposed development and operation of medical facilities on the subject property would result in increased traffic through the area, including emergency vehicle use. New access roads may be required for new medical facilities. Until more detailed development plans are available, a detailed analysis of traffic impacts is not possible. The Traffic Memorandum (AMEC 2012; Appendix B) briefly outlines the types of analyses a Traffic Impact Study for the property would include when a site plan is developed.

**Cumulative Impacts.** Development of anticipated projects in the vicinity is expected to generate additional increases in traffic through the area, including vehicular, bicycle, and pedestrian use. Through the use of sound, integrated, long-range planning, no long-term adverse impacts to transportation and circulation are anticipated.

#### **4.2.11 Socioeconomics**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no impacts to socioeconomics in the vicinity of the property. Proposed development and operation of medical facilities on the subject property would result in improved healthcare facilities and additional jobs for the community.

**Cumulative Impacts.** Development of anticipated projects in the vicinity would generate additional jobs and increase visitation to the region; therefore, long-term beneficial impacts to socioeconomics would be anticipated.

#### **4.2.12 Environmental Justice and Protection of Children**

**Direct and Indirect Impacts.** Transfer of the subject property would result in no impacts to environmental justice or populations of children in the vicinity of the property. Pursuant to NEPA, the Proposed Action is subject to requirements described in EO 12898 and EO 13045. Once land has transferred from federal to county ownership, neither EO 12898 nor EO 13045 would apply. Proposed development and operation of medical facilities would occur on a minimally developed property where no housing or facilities are currently present; therefore, minority and low-income populations would not be disproportionately impacted by development of the property. Housing, facilities, or areas supporting or frequented by concentrated populations of children do not occur within 500 feet of the property; therefore, children or facilities occupied by children would not be adversely impacted by proposed development of the property.

**Cumulative Impacts.** Development of anticipated projects in the vicinity would occur in areas proposed for commercial and industrial development rather than areas proposed for housing/residential development, and development would not occur in areas supporting or frequented by concentrated populations of children. Therefore, no adverse impacts to minority and low-income populations or with regard to protection of children would occur.



## **5.0 PERSONS AND AGENCIES CONSULTED**

The Interagency and Intergovernmental Coordination for Environmental Planning (IICEP) (AFI 32-7060) is a federally mandated process for informing and coordinating with other governmental agencies regarding proposed actions. As detailed in 40 CFR 1501.4(b), CEQ regulations require intergovernmental notifications prior to making any detailed statement of environmental impacts. Agencies to be contacted through the IICEP process include FEMA, Wyoming Department of Environmental Quality, and SHPO. Agency correspondence is included in Appendix C, *Agency Consultation*. The following federal, state and local agencies were contacted during the preparation of the EA: United States Fish and Wildlife Service, Wyoming SHPO, Wyoming Department of Environmental Quality, Wyoming Department of Transportation, Laramie County Planning Department, Cheyenne Board of Public Utilities, Freedom Elementary School, City of Cheyenne Planning and Development.

For the Proposed Action, a draft EA was issued and the document was sent directly to identified agencies, a notice of availability was published in the *Wyoming Tribune-Eagle* (Appendix D, *Public Notice*), and copies of the draft EA were placed at the Laramie County Library in Cheyenne. Upon publication of the notice of availability and placement of the EA in the public library, the 30-day public comment period commenced on January 4, 2013. During the 30-day public comment period, all interested individuals were able to request to view a copy of the draft EA at the selected library and were able to submit written comments. No comments were received during the 30-day public comment period for this document.

## 6.0 LIST OF PREPARERS

This report was prepared by AMEC Environment & Infrastructure, Inc. Members of the professional staff are listed below:

| Name               | Role                                 | Background                                                                                    | Experience (years) |
|--------------------|--------------------------------------|-----------------------------------------------------------------------------------------------|--------------------|
| Aaron Goldschmidt  | Program Manager                      | M.S. Geography; B.A. Geography                                                                | 25                 |
| Aaron Murray, PE   | Project Manager                      | M.S. Environmental Engineering, B.S. Civil Engineering                                        | 12                 |
| Karl Rains         | Senior Environmental Planner         | M.S. Environmental Law; M.S. Environmental Resources Management; B.A. Business Administration | 8                  |
| Theresa Price      | Environmental Planner                | M.S. Applied Biological Sciences (Botany & GIS), B.S. Botany & Environmental Studies          | 6                  |
| Serelle Laine      | Senior Cultural Resources Specialist | M.A. Organizational Management, B.A. Anthropology                                             | 19                 |
| Ben Markert, PE    | Traffic Operations Analyst           | B.S. Civil Engineering                                                                        | 15                 |
| Paul Barbera       | Senior GIS Analyst                   | M.S. Geology, B.A. Geology, B.S. Information Technology                                       | 12                 |
| Jackie Swift-Honer | Document Services Specialist         |                                                                                               | 1.5                |

This report was reviewed by F.E. Warren AFB staff:

| Name            | Agency           | Title                               |
|-----------------|------------------|-------------------------------------|
| Kurt Warmbier   | USAF, 90 MW/JA   | Attorney Advisor, Environmental Law |
| Travis Beckwith | USAF, 90 CES/CEA | NEPA Program Manager                |

## 7.0 REFERENCES

- Air Force Environmental Impact Analysis Process. 32 Code of Federal Regulations [CFR] 989. 2007.
- Air Force Instruction (AFI) 32-7061. *Air Force Environmental Impact Assessment Process (EIAP)*. 2003.
- AFI 32-9004. *Disposal of Real Property*. 21 July 1994, Incorporating Change 1. 3 May 2007.
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## **APPENDIX A**

### **Figure**



**APPENDIX B**  
**Traffic Memorandum**





October 2, 2012

Shane Hansen  
Director Facilities and Construction

**SUBJECT: Traffic Memorandum** for  
Environmental Assessment for the  
Cheyenne Regional Medical Center  
F.E. Warren Air Force Base, Wyoming

Dear Mr. Hansen,

Please find below a traffic memorandum to be included with the Environmental Assessment (EA) of the above referenced project.

### Background

The subject property is located in the southeast corner of F.E. Warren Air Force Base and is generally described as a triangular piece of land bounded by Happy Jack Road to the north, Old Happy Jack Road to the south, and Interstate 25 (I-25) to the east (see Figure 1-1 attached). The Declaration of Excess approved by Congress, Air Force Instruction (AFI) 32-9004, has identified this parcel as excess lands within Warren Air Force Base. The Declaration of Excess defines the intent for the property to be transferred to the county of Laramie, Wyoming for the sole purpose of development of healthcare facilities. Therefore, the Air Force is proposing to transfer the subject property to Cheyenne Regional Medical Center (CRMC), which is owned and managed by Laramie County. The alternative action would be No-Action.

The CRMC has not planned in detail for this property, as they do not have ownership.

The Cheyenne Metropolitan Planning Organization (CMPO) presently shows the subject property to be a part of the Air Force Base; therefore, the Cheyenne Area Master Plan defines the property location land use as "Military/Federal".

If the transfer of the subject property is completed, the land use will provide healthcare facilities. Depending on what facilities are proposed, the development density and corresponding trip generation and impacts to adjacent roads and highways will vary. In the case of a site plan involving healthcare offices and laboratories, it would generally be expected that a Traffic Impact Study (TIS) study area would include the adjacent streets and intersections within a quarter mile. In the case of a site plan involving more intense land use, such as a hospital complex, the extent of the TIS study area could include adjacent streets and intersections within one mile.

### Traffic Analysis

For this stage, a detailed analysis of traffic impacts is speculative. After the land is transferred and a more detailed land use and/or site plan is generated, a TIS would be of benefit in predicting traffic impacts. The following list outlines the potential study area and mitigation in an order corresponding from a low density development to a high density development:

- Evaluation of internal roadway circulation

- Evaluation of need for turn lanes into the subject parcel along Happy Jack Road
- Evaluate the need for turn lane adjustments at the Happy Jack Road/Missile Drive intersection
- Evaluate the operations along Missile Drive and the on/off ramp merges and intersections
- Evaluate the need for traffic signals at the Happy Jack Road/Missile Drive intersection
- Evaluation along I-25 to include a weaving analysis. A high density development may trigger a need to alter the partial clover leaf interchange configuration.
- The evaluation may include a more extensive review of the local street network, east of I-25.
- The evaluation may include a review of the weaving along I-25 with the adjacent interchanges.

A Traffic Studies Manual, Access Manual, and a Traffic Impact Study Review Checklist (Form TR-25) is provided by the Wyoming Department of Transportation (WYDOT) at the following website:

[http://www.dot.state.wy.us/wydot/engineering\\_technical\\_programs/manuals\\_publications](http://www.dot.state.wy.us/wydot/engineering_technical_programs/manuals_publications)

The WYDOT Access Manual covers the rules, regulations and policy for accesses to Wyoming State highways. Chapter V of that manual discusses the basic requirements of a TIS and circumstances under which WYDOT would require one to be completed.

The introduction to Chapter V of the WYDOT Access Manual reads as follows:

“A Traffic Impact Study (TIS) is a planning tool that documents the impact that a type of land use or the size of a new development has on the transportation infrastructure. Through this process which identifies possible operational problems that are directly related to a change in land use, it is possible to develop effective mitigation measures. Depending upon the anticipated impacts, a TIS may be required as part of the access permitting process.

As a governmental agency which has the responsibility of working with public and private partners to produce a safe and efficient transportation system, WYDOT must manage traffic demand to strike a balance between mobility and land access. A TIS provides WYDOT with the information necessary to make appropriate decisions regarding impacts to road users as well as appropriate decisions related to land access. **The cost of the TIS and any mitigation measures deemed necessary shall be the responsibility of the individual or entity requesting access to a State highway.**

The following guidelines outline the minimum requirements that should be considered in the development of a TIS. These guidelines are not meant to be all inclusive, but rather a starting point from which a specific study can be generated for a specific project. WYDOT can require a TIS for any development, but as a general rule, any development or access that generates 50 or more peak hour trips should have a TIS as part of the access permitting procedure. This threshold corresponds to residential subdivisions of between 50 and 60 homes, a motel with about 80 rooms, or any free standing store. This requirement applies to public as well as private access.

The boundaries of the TIS should include any roadway on the State highway system that is impacted or receives an impact that lowers the level of service below C or causes operational

deficiencies. This might include intersections with other State highways, intersections with public streets, or adjacent driveways.”

### Considerations

Happy Jack Road is a missile route (generally defined as a route officially designated for the hauling of missiles) for F.E. Warren Air Force Base. Frequency and time of day information is not presently available and is not required for this traffic memorandum.

Depending on proposed ingress/egress points and forecast traffic volumes, the on- and off-ramps from I-25 should be included in preliminary planning studies to ensure impacts are determined and considered.

### Data Sources

Cheyenne Area Traffic Counts are available from the Plan Cheyenne website at [www.plancheyenne.org/Traffic/](http://www.plancheyenne.org/Traffic/)

A traffic study is being started by F.E. Warren Air Force Base and is expected to be completed in 2013. The exact scope of this study was not available. The contact for this study is William Fussinger, Chief of Design, F.E. Warren Air Force Base.

### Other Traffic/Planning Studies

“Missile Drive Corridor Plan, Cheyenne, Wyoming” prepared for Cheyenne Metropolitan Planning Organization (May 2010). The corridor covered by this plan is located along Missile Drive from West Lincolnway to the south and the I-25 interchange to the northwest, a distance of approximately 0.75 miles. This corridor is immediately east of the subject property, on the east side of I-25.

If you have any questions regarding this memo, please contact me at 602.733.6019.

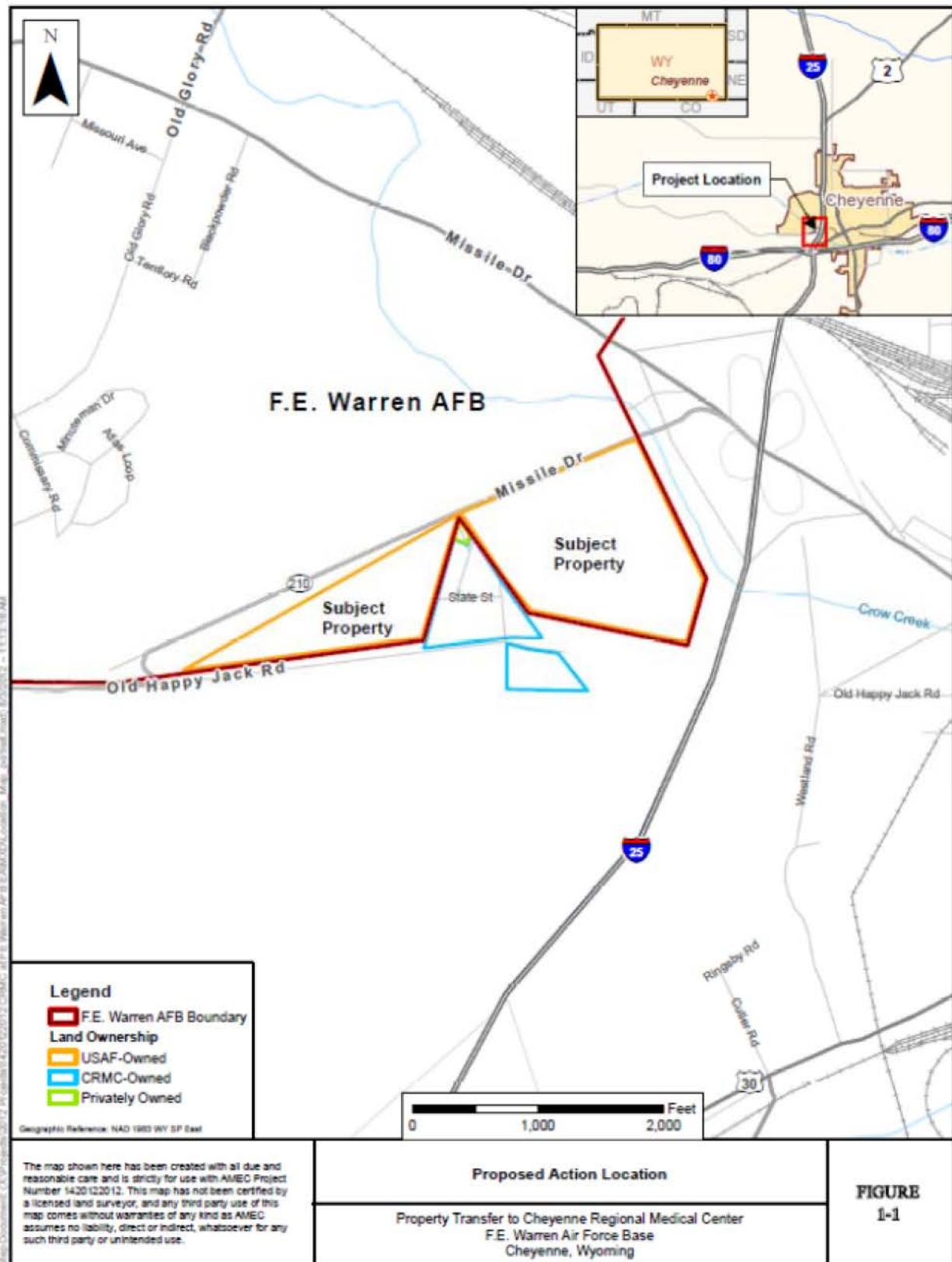
Respectfully submitted,

Benjamin Markert, P.E., P.T.O.E.  
AMEC Environment & Infrastructure

cc: Aaron Murray, AMEC (by email)

Attachment: Figure 1-1 Site Vicinity Map

**FIGURE 1-1 – SITE VICINITY MAP**



## **APPENDIX C**

### **Agency Consultation**





DEPARTMENT OF THE AIR FORCE  
90TH MISSILE WING (AFGSC)

Mr. Travis Beckwith  
Cultural Resources Manager  
90th Civil Engineer Squadron  
300 Vesle Drive, Ste 600  
F. E. Warren AFB WY 82005

13 SEP 2012

Mrs. Mary Hopkins  
State Historic Preservation Office  
Barrett Building, Third Floor North  
2301 Central Ave  
Cheyenne WY 82003

Dear Mrs. Hopkins

The US Air Force (USAF) is proposing a transfer of land at F.E. Warren Air Force Base (AFB) to the Cheyenne Regional Medical Center (CRMC) in Cheyenne, Wyoming. This transfer is in accordance with Section 2863 of Public Law 111-84, National Defense Authorization Act for Fiscal Year 2010.

Future development on the transferred property would be restricted to a healthcare facility by CRMC and would comply with applicable height and setback restrictions identified by the USAF.

The property proposed for transfer is located in the southeast corner of F.E. Warren AFB, south of Happy Jack Road, just east of the intersection of Happy Jack Road and Old Happy Jack Road and west of the Wyoming Department of Transportation (WYDOT) right-of-way fence (see Figure 1), Laramie County, Wyoming. The Area of Potential Effects (APE) is defined as two parcels totaling 75.27 acres, located within the Southeast Quarter of Section 35 and the Southwest Quarter of Section 36, Township 14 North, Range 67 West (Cheyenne North, Wyoming, U.S. Geological Survey 7.5').

Initial Class I Literature Review indicates that four archaeological surveys have been conducted within portions of Sections 35 and 36 during the early 1980s (Berger 1983 and 1984, Larson-Tibesar 1984, and Eckles and Scott 1985). Previously recorded sites include: two historic roads (eligible), 10 prehistoric surface lithic scatters (two eligible), four historic trash dumps (three eligible), three historic sites (eligible), one historic ditch (eligible) and one prehistoric site with buried deposits (eligible). Portions of the subject property have been surveyed. The USAF recommends that additional background research be conducted to verify prior cultural resources survey coverage of the current project areas. In the event that it is determined that significant undisturbed areas of the proposed parcels have not been surveyed, then a cultural resources survey would be conducted for those unsurveyed areas.

Additional cultural resources background research has not been completed for this project; therefore, USAF is currently not making any determinations regarding project

effect. In accordance with Section 106, FEW is seeking your comment on the proposed undertaking to determine if additional cultural resource surveys are required. If you have any questions or concerns, please feel free to contact me at 307-773-4133 or e-mail Travis.Beckwith@us.af.mil.

Sincerely

A handwritten signature in black ink, appearing to read "Travis A. Beckwith", with a long horizontal flourish extending to the right.

TRAVIS A. BECKWITH, DAF  
Cultural Resources Manager

Attachment:

1. Location Map of Subject Property
2. Previous Archaeological Surveys
3. Description of Proposed Action and Alternatives

cc:

90 CES/CEA

# ARTS. PARKS. HISTORY.

Wyoming State Parks & Cultural Resources

State Historic Preservation Office  
2301 Central Ave., Barrett Bldg. 3<sup>rd</sup> Floor  
Cheyenne, WY 82002  
307-777-5497  
FAX: 307-777-6421  
<http://wyoshpo.state.wy.us>

Oct 4, 2012

Travis Beckwith  
Cultural Resources Manager  
90<sup>th</sup> Civil Engineer Squadron  
300 Vesle Drive, Ste 600  
F.E. Warren AFB, WY 82005

re: Transfer of Land from F.E. Warren AFB to Cheyenne Regional Medical Center (SHPO File # 1012BAB003)

Dear Mr. Beckwith:

Thank you for consulting with the Wyoming State Historic Preservation Office (SHPO) regarding the above referenced undertaking.

It is our understanding that a transfer of land located south of Missile Drive and west of Interstate 25 has been proposed. We agree with the recommendation of the United States Air Force that additional background research needs to be conducted to verify previous cultural resource surveys of the proposed project area. If research shows that portions of the property have not been surveyed, then a cultural resources survey will need to be conducted for those areas that have not been previously surveyed.

Please refer to SHPO project #1012BAB003 on any future correspondence regarding this undertaking. If you have any questions, please contact me at 307-777-8594.

Sincerely,



Brian Beadles  
Historic Preservation Specialist



Matthew H. Mead, Governor  
Milward Simpson, Director





## WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

Web site: <http://wgfd.wyo.gov>

GOVERNOR  
MATTHEW H. MEAD

DIRECTOR  
SCOTT TALBOTT

COMMISSIONERS  
AARON CLARK – President  
MIKE HEALY – Vice President  
RICHARD KLOUDA  
FRED LINDZEY  
T. CARRIE LITTLE  
ED MIGNERY  
CHARLES PRICE

January 2, 2013

WER 13063

Department of the Air Force

Proposed Action and Alternate Environmental Assessment

Proposed Land Transfer to Cheyenne Regional Medical Center

F.E. Warren Air Force Base, Cheyenne, Wyoming

Laramie County

Travis Beckwith, DAF

NEPA Program Manager

90 CES/CEAN

300 Vesle Drive

F. E. Warren AFB WY 82005

Dear Ms. Pesenti:

The staff of the Wyoming Game and Fish Department has reviewed the proposed Action and Alternate Environmental Assessment for the proposed transfer of U.S. Air Force owned Land at F.E. Warren Air Force Base, Cheyenne, Wyoming to Cheyenne Regional Medical Center in Laramie County. We offer the following comments. We have no terrestrial wildlife or aquatic concerns pertaining to this proposed land transfer.

Thank you for the opportunity to comment.

Sincerely,

John Emmerich  
Deputy Director

JE/mf/gb

cc: USFWS  
Mike Snigg, Laramie Region

# ARTS. PARKS. HISTORY.

Wyoming State Parks & Cultural Resources

State Historic Preservation Office  
Barrett Building, 3rd Floor  
2301 Central Avenue  
Cheyenne, WY 82002  
Phone: (307) 777-7697  
Fax: (307) 777-6421  
<http://wyoshpo.state.wy.us>

April 30, 2013

Travis A. Beckwith, DAF  
Cultural Resources Manager  
Department of the Air Force  
90th Missile Wing  
300 Vesle Drive, Ste 600  
F.E. Warren AFB, WY 82005

re: F.E. Warren Air Force Base 75.27 Acre Land Transfer to Cheyenne Regional Medical Center  
(SHPO File # 0413RLC010)

Dear Mr. Beckwith:

Thank you for consulting with the Wyoming State Historic Preservation Office (SHPO) regarding the above referenced undertaking. We have reviewed the associated report and find the documentation meets the Secretary of the Interior's Standards for Archaeology and Historic Preservation (48 FR 44716-42). We concur with your finding that no historic properties, as defined in 36 CFR § 800.16(1)(1), will be affected by the undertaking as planned.

We recommend the Department of the Air Force allow the undertaking to proceed in accordance with state and federal laws

This letter should be retained in your files as documentation of a SHPO concurrence on your finding of no historic properties affected. Please refer to SHPO project #0413RLC010 on any future correspondence regarding this undertaking. If you have any questions, please contact me at 307-777-5497.

Sincerely,



Richard L. Currit  
Senior Archaeologist



Matthew H. Mead, Governor  
Milward Simpson, Director

**APPENDIX D**  
**Public Notice**

**Proof of Publication**

THE STATE OF WYOMING )  
County of Laramie ) ss.

**AFFIDAVIT**

L.D. Catalano of said County of Laramie, being first duly sworn, deposes and says that he is Controller; or Faith Vroman, of said County of Laramie, being first duly sworn, deposes and says that she is the Secretary of the

**Wyoming Tribune-Eagle**

a newspaper printed and published in said County and State, and in the Capitol of said State; that the notice of which the annexed is a true copy, has been published in the said newspaper.

for One  
Times, to wit:  
December 26, 2012

and that the first publication of said notice was made in said paper bearing date

December 26, A.D. 20 12

and that the last publication of said notice was made in said paper bearing date

December 26, A.D. 20 12

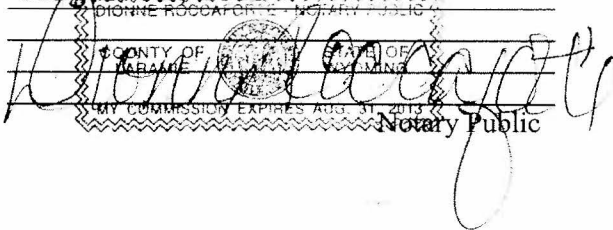
Subscribed in my presence and sworn to before me by the aforesaid L.D. Catalano, Controller or Faith Vroman, Secretary.

this 26th

Day of December, 20 12

My commission expires:

August 31, 2013

  
DIONNE ROCCATO  
COUNTY OF LARAMIE  
STATE OF WYOMING  
MY COMMISSION EXPIRES AUG. 31, 2013  
Notary Public

**PUBLIC NOTICE**  
**U.S. Air Force Invites Public Comment on a**  
**Draft Environmental Assessment for**  
**Property Transfer to Cheyenne Regional Medical Center**  
**from F.E. Warren Air Force Base, Wyoming**

The United States Air Force (USAF) with the 90th Missile Wing has prepared an Environmental Assessment (EA), which is available for public review and comment.

Pursuant to the Council on Environmental Quality regulations and in accordance with the National Environmental Policy Act, an EA has been prepared to evaluate the transfer of land at F.E. Warren Air Force Base (AFB, or Base) to the Cheyenne Regional Medical Center (CRMC) in Cheyenne, Wyoming for the purpose of future development of medical facilities. The subject property on F.E. Warren AFB proposed for transfer to the CRMC has been underutilized by the Base and has been declared as excess land. Department of Defense (DoD) Directive 4165.06 requires USAF to dispose of unused property. The Proposed Action would allow the USAF to meet this directive through special legislation that has been passed to allow this property to be conveyed to the County of Laramie for the sole purpose of development of healthcare facilities (Section 2863 of Public Law 111-84, National Defense Authorization Act for Fiscal Year 2010). In addition to meeting the DoD Directive to dispose of unused property, the sale of this property would benefit the USAF by providing funds to advance the implementation of high priority projects at F.E. Warren AFB. Development of new healthcare facilities in close proximity to the Base would provide a significant benefit to the Base as well as to the local/regional military and non-military community. Transfer of the subject property to CRMC for development of healthcare facilities would maintain compatible land use with Base operations, including helicopter flight paths, and would therefore maintain compatibility with the military mission at F.E. Warren AFB.

No significant environmental impacts resulting from the transfer of F.E. Warren AFB land to the CRMC have been identified by the EA. The public is invited to review the draft EA and make comments. Written comments and questions can be submitted before close of business on January 25, 2013.

The draft EA is available to the public at the Laramie County Library at 2200 Pioneer Avenue, Cheyenne. Hours of operations are Monday through Thursday, 10:00 am to 9:00 pm; Friday and Saturday, 10:00 am to 6:00 pm; and Sunday, 1:00 pm to 5:00 pm.

The public may submit written comments to the address below:

Travis Beckwith  
90 CES/CEA  
300 Vesle Drive  
F.E. Warren AFB  
Cheyenne, WY 82005-2793  
Phone: 303.773.3667  
E-mail: travis.beckwith@us.af.mil

**Proof of Publication**

THE STATE OF WYOMING )  
County of Laramie ss.

**AFFIDAVIT**

L.D. Catalano of said County of Laramie, being first duly sworn, deposes and says that he is Controller; or Dionne Roccaforte, of said County of Laramie, being first duly sworn, deposes and says that she is the Billing Clerk of the

**Wyoming Tribune-Eagle**

a newspaper printed and published in said County and State, and in the Capitol of said State; that the notice of which the annexed is a true copy, has been published in the said newspaper.

for One  
Times, to wit:  
January 4, 2013

and that the first publication of said notice was made in said paper bearing date

January 4, A.D. 20 13

and that the last publication of said notice was made in said paper bearing date

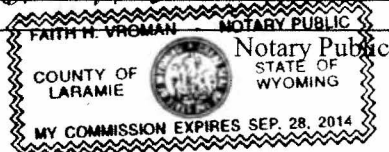
January 4, A.D. 20 13

Subscribed in my presence and sworn to before me by the aforesaid L.D. Catalano, Controller or Dionne Roccaforte, Billing Clerk.

this LDC

Day of January, 20 13  
My commission expires September 28, 2014

Faith H. Vroman



**PUBLIC NOTICE**

**U.S. Air Force Invites Public Comment on a  
Draft Environmental Assessment for  
Property Transfer to Cheyenne Regional Medical Center  
from F.E. Warren Air Force Base, Wyoming**

The United States Air Force (USAF) with the 90th Missile Wing has prepared an Environmental Assessment (EA), which is available for public review and comment.

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No significant environmental impacts resulting from the transfer of F.E. Warren AFB land to the CRMC have been identified by the EA. The public is invited to review the draft EA and make comments. Written comments and questions can be submitted before close of business on February 2, 2013.

The draft EA is available to the public at the Laramie County Library at 2200 Pioneer Avenue, Cheyenne. Hours of operations are Monday through Thursday, 10:00 am to 9:00 pm; Friday and Saturday, 10:00 am to 6:00 pm; and Sunday, 1:00 pm to 5:00 pm.

The public may submit written comments to the address below:

Travis Beckwith  
90 CES/CEA  
300 Veste Drive  
F.E. Warren AFB  
Cheyenne, WY 82005-2793  
Phone: 307.773.3667  
E-mail: [travis.beckwith@us.af.mil](mailto:travis.beckwith@us.af.mil)